

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Nashville-Davidson

State: TN

PJ's Total HOME Allocation Received: \$48,965,686

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	8			
% of Funds Committed	96.30 %	91.37 %	1	91.92 %	86		85
% of Funds Disbursed	85.66 %	83.06 %	4	82.65 %	56		54
Leveraging Ratio for Rental Activities	1.88	1.72	2	4.67	23		27
% of Completed Rental Disbursements to All Rental Commitments***	96.03 %	88.09 %	4	81.09 %	57		50
% of Completed CHDO Disbursements to All CHDO Reservations***	79.99 %	76.36 %	2	68.72 %	71		66
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	49.62 %	64.51 %	7	79.93 %	4		5
% of 0-30% AMI Renters to All Renters***	32.82 %	44.07 %	7	44.94 %	29		28
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	53.02 %	70.28 %	8	94.87 %	1		2
Overall Ranking:			In State:	7 / 8	Nationally:		15 19
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,275	\$13,814		\$25,717	1,441	Units	43.30 %
Homebuyer Unit	\$13,192	\$12,401		\$14,669	1,185	Units	35.60 %
Homeowner-Rehab Unit	\$18,042	\$24,400		\$20,391	698	Units	21.00 %
TBRA Unit	\$75	\$10,768		\$3,201	4	Units	0.10 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Nashville-Davidson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$22,330	\$79,189	\$19,308
State:*	\$41,657	\$69,689	\$32,093
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ:	2.7 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	36.7	27.9	25.4	100.0
Black/African American:	58.1	66.8	74.5	0.0
Asian:	0.1	0.8	0.0	0.0
American Indian/Alaska Native:	0.4	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	1.3	0.0	0.0
Asian/Pacific Islander:	0.1	0.2	0.1	0.0

ETHNICITY:

Hispanic	4.0	2.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	44.9	28.2	50.9	0.0
2 Persons:	22.8	25.5	25.8	0.0
3 Persons:	17.9	23.0	10.8	0.0
4 Persons:	9.8	14.2	6.9	100.0
5 Persons:	3.0	6.0	4.1	0.0
6 Persons:	0.5	1.5	0.7	0.0
7 Persons:	0.4	1.0	0.7	0.0
8 or more Persons:	0.1	0.7	0.1	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	64.1	32.8	14.3	0.0
Elderly:	13.9	1.5	58.3	0.0
Related/Single Parent:	13.9	44.6	14.9	0.0
Related/Two Parent:	4.4	17.0	6.7	100.0
Other:	3.0	4.1	5.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	46.7	0.9 [#]
HOME TBRA:	0.3	
Other:	8.5	
No Assistance:	43.8	

of Section 504 Compliant Units / Completed Units Since 2001 106

* The State average includes all local and the State PJs within that state

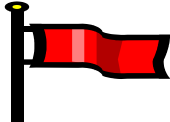
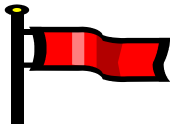
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Nashville-Davidson State: TN Group Rank: 15
(Percentile)
State Rank: 7 / 8 PJs Overall Rank: 19
(Percentile)
Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	96.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	79.99	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	49.62	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	53.02	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.23	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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